



DATES

FINAL TAC MEETING

NOVEMBER 05, 2018

PDB MEETING

TBD

OCEAN DRIVE COMMERCIAL REALTY MANAGEMENT, LLC
 3000 SOUTH OCEAN DRIVE, NO. 1120
 HOLLYWOOD, FLORIDA 33019

SITE LOCATION

839-831 N HIGHLAND DRIVE, -828 N 35 AVE.
 HOLLYWOOD, FLORIDA 33332

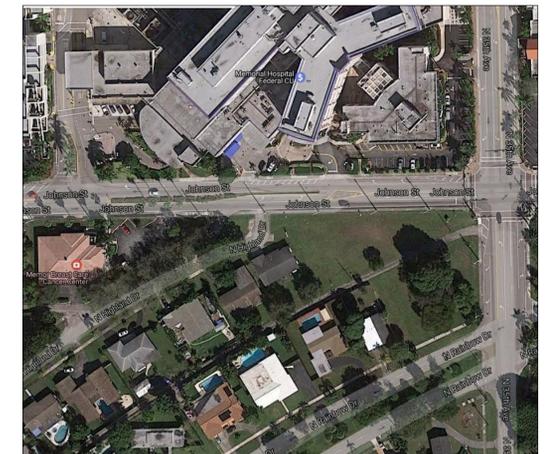
PROPOSED LAND USE

18,673 SQUARE FOOT MEDICAL OFFICE BUILDING
 NUMBER OF STORIES IN THE BUILDING IS 2
 OCCUPANCY IS B
 BUILDING TYPE III

SHEET INDEX

ARCHITECTURAL

- COVER SHEET
- A1 SITE PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 PARKING LOT LIGHTING FIRE TRUCK PATH PLAN
- A5 SIGN DETAIL, DUMPSTER ENCLOSURE SECTION
- 8'-WALL DETAIL
- A6 BUILDING ELEVATIONS
- A7 SURVEY
- LE-1 EXISTING TREE DISPOSITION
- LI-1 IRRIGATION PLAN
- LP-1 LANDSCAPE PLAN
- LP-2 LANDSCAPE NOTES
- 1-14 ENGINEERING PLANS



LOCATION MAP

3500 BUILDING

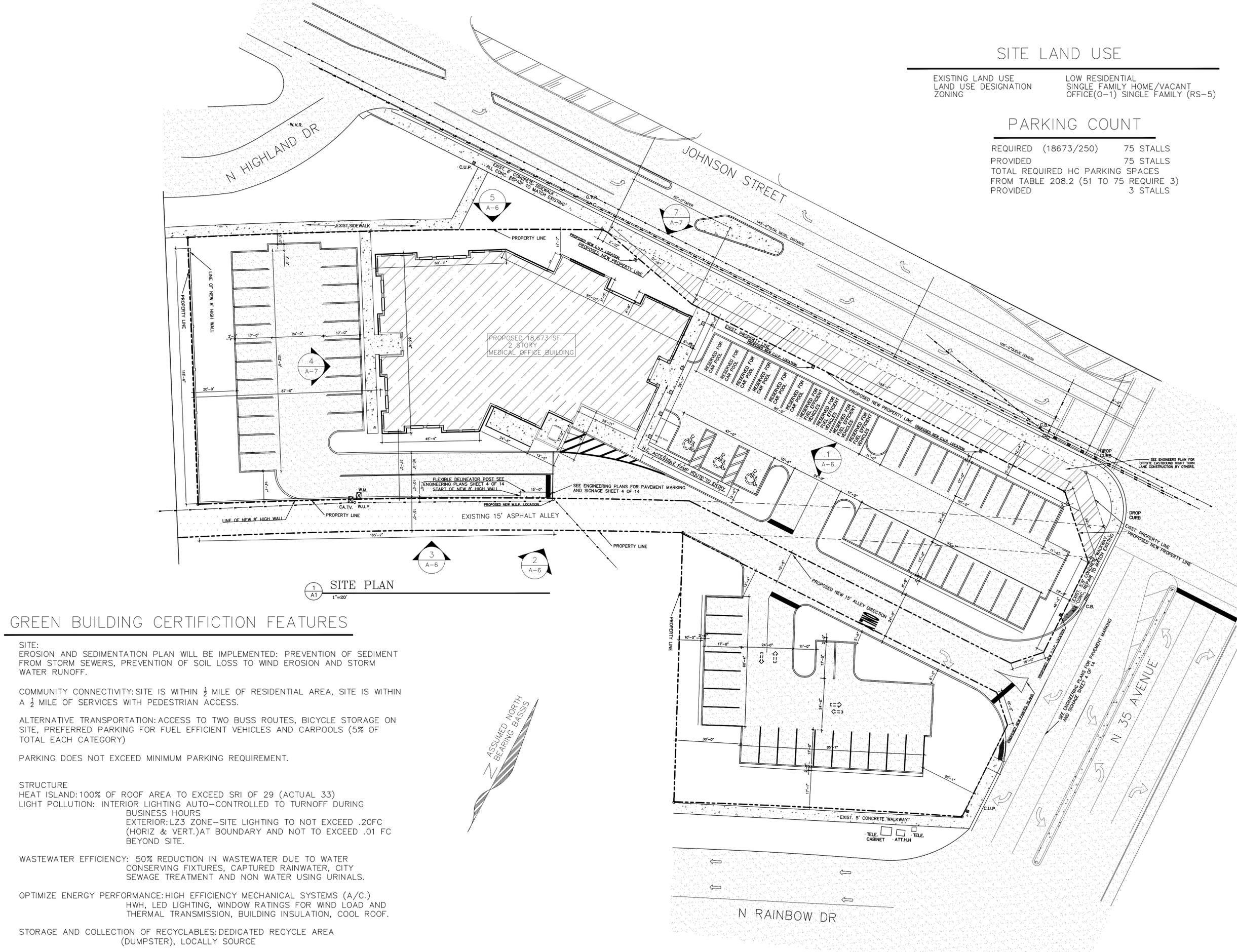
COVER SHEET

SHEET OF

DATE 07/10/2019

REVISION #1
 REVISION #1

REVISION #1
 REVISION #1



SITE LAND USE

EXISTING LAND USE: LOW RESIDENTIAL
 LAND USE DESIGNATION: SINGLE FAMILY HOME/VACANT OFFICE(0-1) SINGLE FAMILY (RS-5)
 ZONING: OFFICE(0-1) SINGLE FAMILY (RS-5)

PARKING COUNT

REQUIRED (18673/250)	75 STALLS
PROVIDED	75 STALLS
TOTAL REQUIRED HC PARKING SPACES FROM TABLE 208.2 (51 TO 75 REQUIRE 3)	3 STALLS

CODE INFORMATION

1. APPLICABLE CODES:
 2017 FLORIDA BUILDING CODE
 2017 NATIONAL ELECTRIC CODE
 2017 FLORIDA PLUMBING CODE
 2017 MECHANICAL CODE
 2017 EXISTING BUILDING CODE

SITE INFO

PROPOSED MEDICAL OFFICE
 18,673 SQUARE FEET, TWO STORY
 CONTEMPORARY TUSCAN BUILDING
 30'-0" MAX ROOF HEIGHT.
 FINISH FLOOR HEIGHT 11.50 NAVD

SETBACKS

	REQUIRED	PROVIDED
FRONT SIDES	20'0"	20'0"
BACK SIDES	20'0"	20'0"
FRONT	5'0"	31'2"
BACK	31'2"	87'0"
WEST SIDES	87'0"	208'2"
EAST SIDES	208'2"	

SITE AREA

BUILDING	18,673 S.F. A/C
SITE AREA	60,522 S.F. (1.39 ACRES)

TOTAL SQUARE FEET 1ST. FLOOR	9,119'
TOTAL SQUARE FEET 2ND. FLOOR	9,554'
FRONT ENTRY	131'
BACK ENTRY	92'
FRONT STAIRWELL	121'
BACK STAIRWELL	132'
ELEVATOR SHAFT	64'
LOBBY	237'
COMMAND HALLWAY 1ST. FL.	713'
COMMAND HALLWAY 2ND FL.	720'
RESTROOMS 1ST FLOOR	297'
RESTROOMS 2ND FLOOR	297'

PROPOSED PARCEL; 1 45116.97 SQ.FT.=1.03 ACRE
 PROPOSED PARCEL; 2 13539.66 SQ.FT.=.31 ACRE
 TOTAL SQ.FT.=58656.63 SQ.FT.=1.34 ACRE

SURFACE LEGEND

- ASPHALT
- CONCRETE
- PROPOSED LAND DONATION
- PROPOSED BUILDING
- PROPOSED LANDSCAPE AREA

NOTE:

THE FLEXIBLE DELINEATOR POST TO BE MAINTAINED BY DEVELOPER

NOTE:

GREEN BUILDING CERTIFICATION SHALL BE ACHIEVED

NOTE:

MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES SHALL BE MAXIMUM 0.5

SPECIAL EXCEPTION

PROPOSED PARKING IN A SINGLE-FAMILY DISTRICT (RS-5) FOR USE BY AN ABUTTING COMMERCIAL USE

SPECIAL REQUEST

REQUEST FOR A 18500 SQ. FT OFFICE SPACE, IS BEING REQUESTED FOR COMMERCIAL FLEX IN A RESIDENTIAL FUTURE LAND USE DESIGNATION FOR FLEX ZONE 88

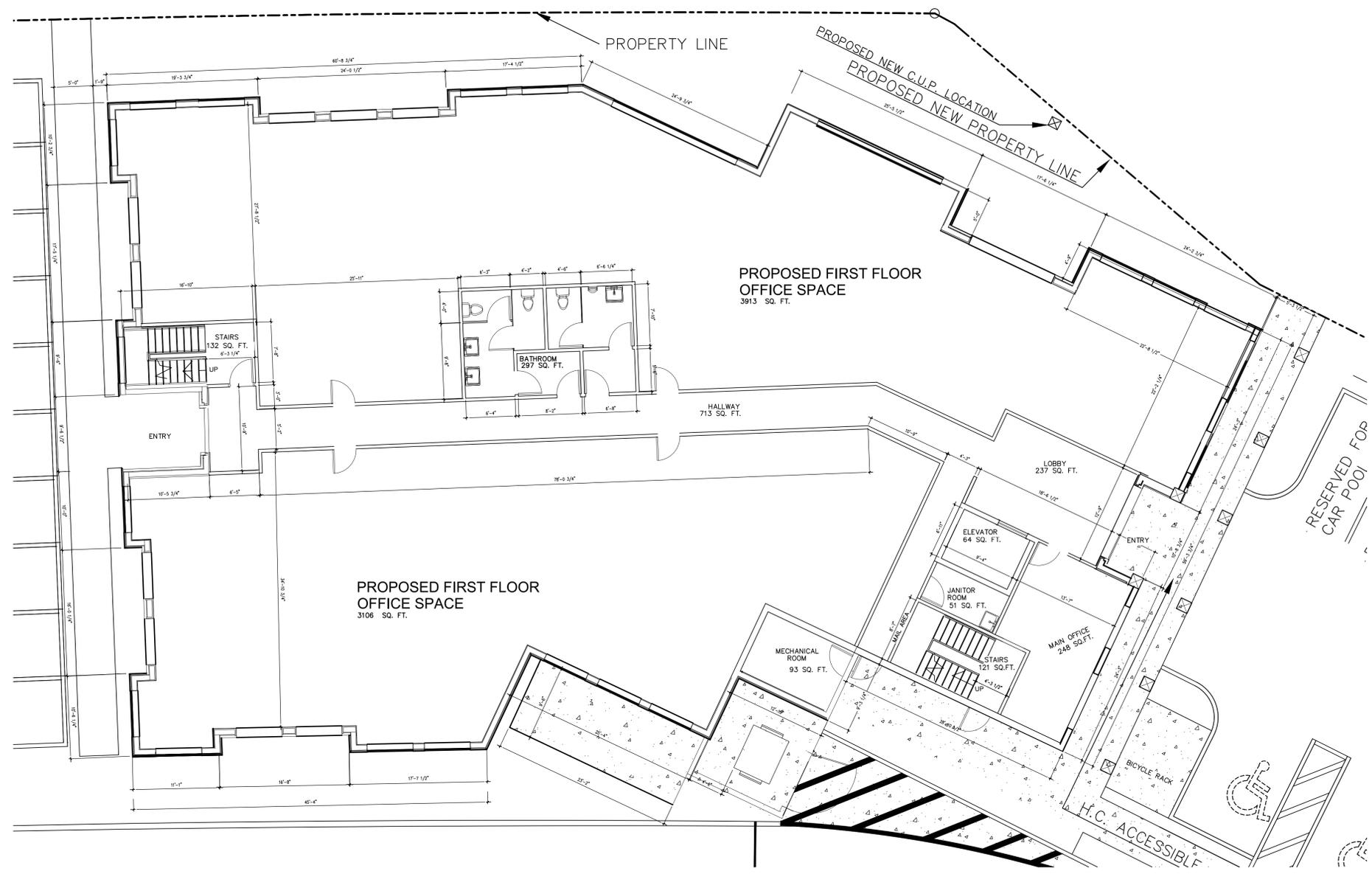
GREEN BUILDING CERTIFICATION FEATURES

- SITE:**
EROSION AND SEDIMENTATION PLAN WILL BE IMPLEMENTED: PREVENTION OF SEDIMENT FROM STORM SEWERS, PREVENTION OF SOIL LOSS TO WIND EROSION AND STORM WATER RUNOFF.
- COMMUNITY CONNECTIVITY:** SITE IS WITHIN 1/2 MILE OF RESIDENTIAL AREA, SITE IS WITHIN A 1/2 MILE OF SERVICES WITH PEDESTRIAN ACCESS.
- ALTERNATIVE TRANSPORTATION:** ACCESS TO TWO BUSS ROUTES, BICYCLE STORAGE ON SITE, PREFERRED PARKING FOR FUEL EFFICIENT VEHICLES AND CARPOOLS (5% OF TOTAL EACH CATEGORY)
- PARKING DOES NOT EXCEED MINIMUM PARKING REQUIREMENT.**
- STRUCTURE**
HEAT ISLAND: 100% OF ROOF AREA TO EXCEED SRI OF 29 (ACTUAL 33)
LIGHT POLLUTION: INTERIOR LIGHTING AUTO-CONTROLLED TO TURN OFF DURING BUSINESS HOURS
EXTERIOR: LZ3 ZONE-SITE LIGHTING TO NOT EXCEED .20FC (HORIZ & VERT.) AT BOUNDARY AND NOT TO EXCEED .01 FC BEYOND SITE.
- WASTEWATER EFFICIENCY:** 50% REDUCTION IN WASTEWATER DUE TO WATER CONSERVING FIXTURES, CAPTURED RAINWATER, CITY SEWAGE TREATMENT AND NON WATER USING URINALS.
- OPTIMIZE ENERGY PERFORMANCE:** HIGH EFFICIENCY MECHANICAL SYSTEMS (A/C.)
HWH, LED LIGHTING, WINDOW RATINGS FOR WIND LOAD AND THERMAL TRANSMISSION, BUILDING INSULATION, COOL ROOF.
- STORAGE AND COLLECTION OF RECYCLABLES:** DEDICATED RECYCLE AREA (DUMPSTER), LOCALLY SOURCE
- INDOOR AIR QUALITY:** LOW EMITTING MATERIALS, ADHESIVES AND SEALANTS WILL BE SPECIFIED.
NO SMOKING EXCEPT IN DESIGNATED SMOKING AREA WITHIN THE BUILDING OR 25' FROM ENTRANCE OUTSIDE OF BUILDING.



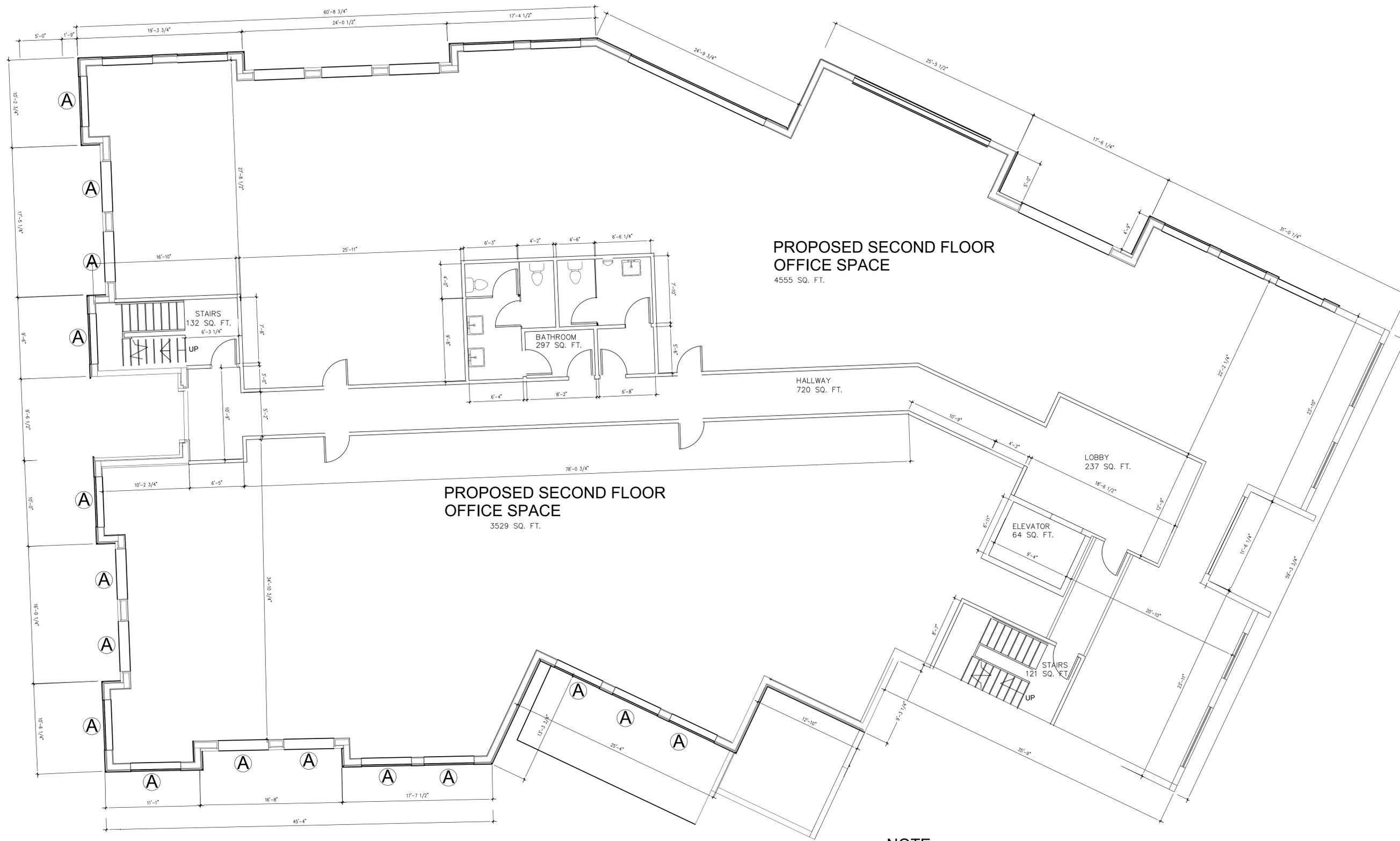
SITE PLAN

3500 BUILDING
 8731 WAKEFIELD DRIVE
 PALM BEACH GARDENS, FL. 33410
 PHONE 9548188485
 561-429-8580
 FAX 561-429-8580
 HOLLWOOD FLA. 33332
 RODNEY NORTH GREEN ARCHITECT
 4R591



1 FIRST FLOOR PLAN
A2
1/8"=1'-0"

FIRST FLOOR PLAN

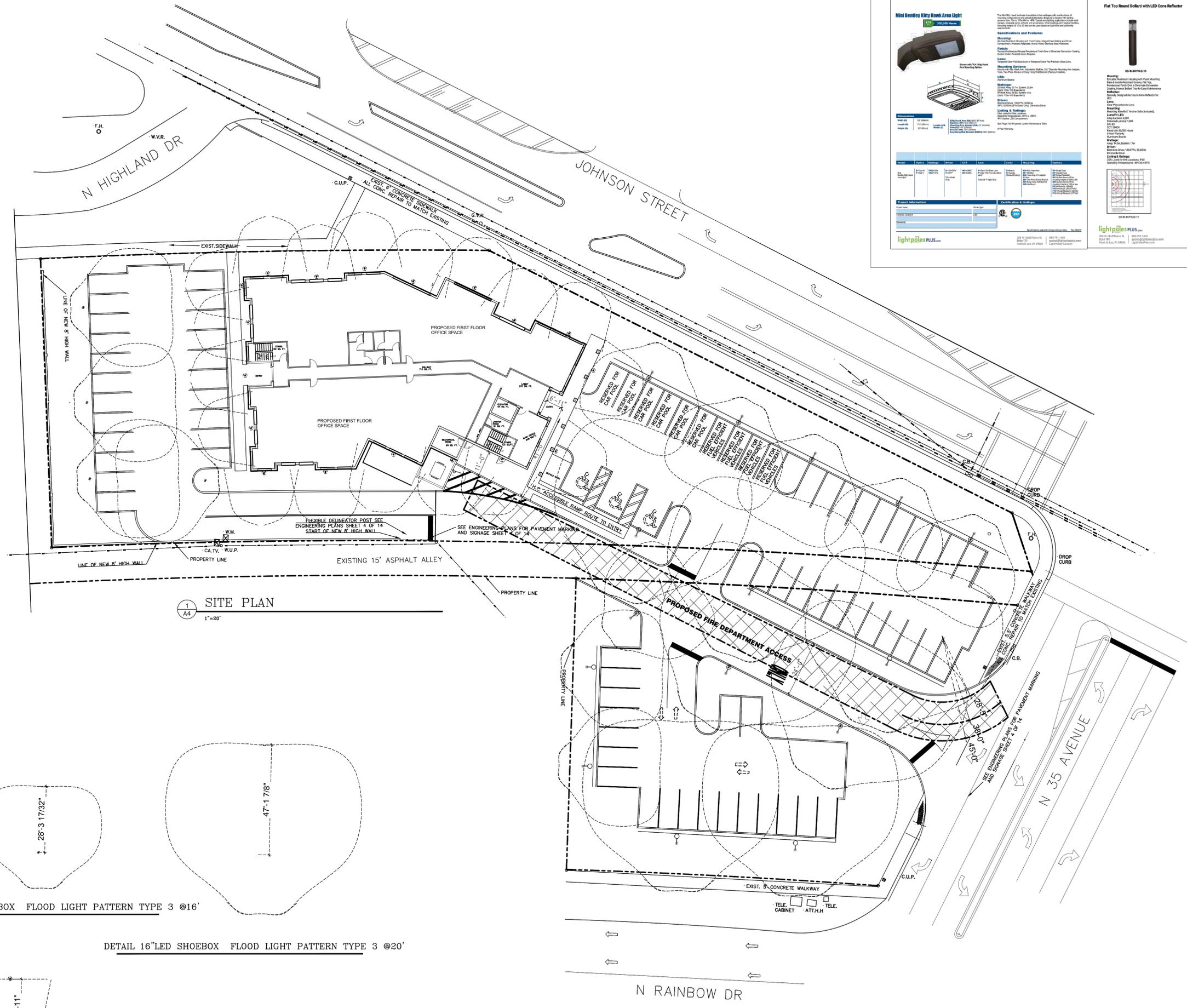


**PROPOSED SECOND FLOOR
OFFICE SPACE**
4555 SQ. FT.

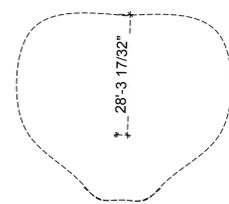
**PROPOSED SECOND FLOOR
OFFICE SPACE**
3529 SQ. FT.

NOTE:
Ⓐ WINDOWS TO BE FROSTED FINISH

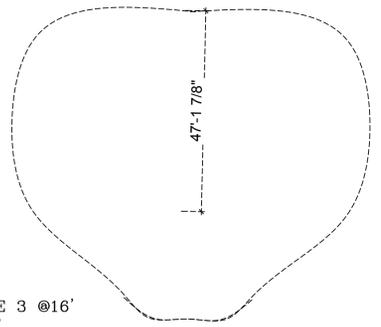
1 SECOND FLOOR PLAN
A3 1/8"=1'-0"



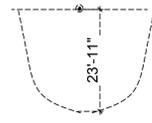
1 SITE PLAN
A4
1"=20'



DETAIL 16"LED SHOEBOX FLOOD LIGHT PATTERN TYPE 3 @16'



DETAIL 16"LED SHOEBOX FLOOD LIGHT PATTERN TYPE 3 @20'



DETAIL MINI BENTLEY KITTY HAWK AREA WALL LIGHT @16'

PARKING LOT LIGHTING & FIRE TRUCK PATH

NOTES:
 BUILDING WILL COMPLY WITH NFPA 1.11.10
 AND BBC AMENDMENT 118.2
 BUILDING WILL HAVE A FIRE SPRINKLER
 SYSTEM

Mini Bentley Kitty Hawk Area Light

15' 300,000 Hours

Specifications and Features:

- Mounting:** Cast Aluminum, Heavy Duty, Flush Mounting, Heavy Duty, Cast Aluminum, Heavy Duty, Flush Mounting, Heavy Duty, Cast Aluminum, Heavy Duty, Flush Mounting.
- Finish:** Powder Coat, Powder Coat.
- Lighting Options:** High Bay, High Bay.

Item	Quantity	Unit	Notes
Mini Bentley Kitty Hawk Area Light	1	EA	See Engineering Plans for Placement

Flat Top Round Bollard with LED Cone Reflector

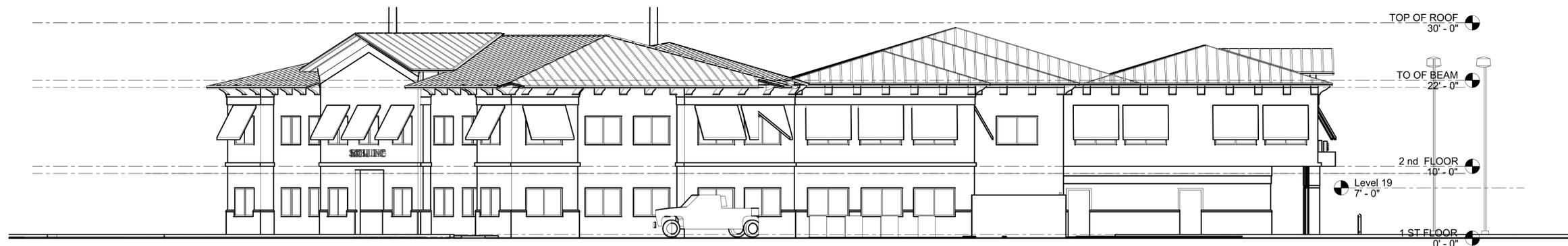
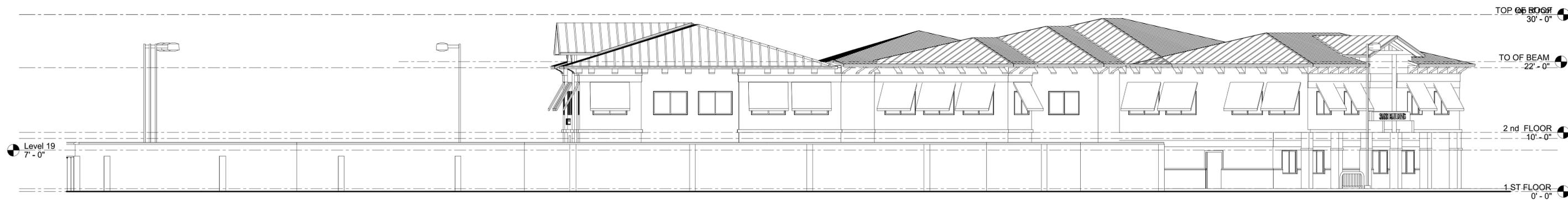
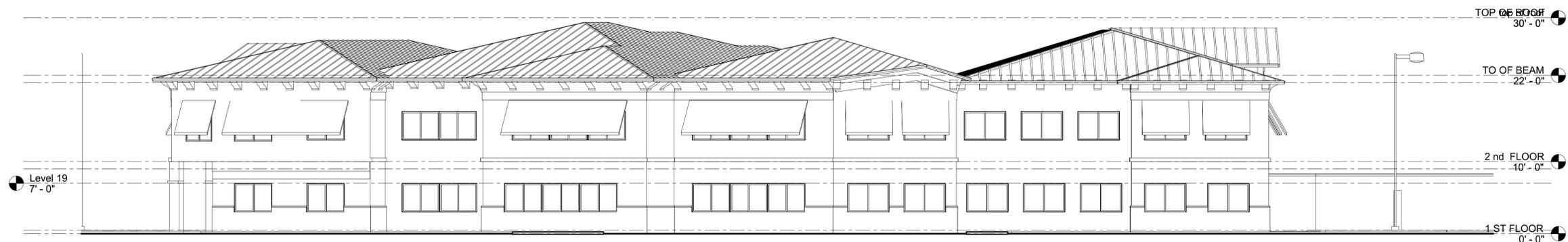
Specifications and Features:

- Material:** 304 Stainless Steel
- Finish:** Polished
- Lighting:** LED, 1000 Lumens

12" & 16" LED Shoebox Area & Flood Lights, Heritage Series

Product Overview:

- Engineered and manufactured in the USA, from domestic and imported components.
- LED Shoebox Area & Flood Lights, 1000 Lumens, 1000 Lumens, 1000 Lumens, 1000 Lumens.



ELEVATIONS

SKETCH OF ALTA/NSPS SURVEY

DATES OF LAST FIELD WORK: 3/5/2017, 9/27/17, 10/17/18

PARCEL 1: 831 N HIGHLAND DRIVE
 PARCEL 2: 839 N HIGHLAND DRIVE
 PARCEL 3: VACANT LAND, JOHNSON STREET
 PARCEL 4: VACANT LAND, 828 N 35 AVENUE
 ALL IN HOLLYWOOD, FLORIDA 33332

CITY OF FORT HOLLYWOOD 125113
 MAP/PANEL NUMBER 120110568H
 INDEX DATE 8/18/14 PANEL EFFECTIVE DATE 8/18/14
 FLOOD ZONE "AH"/"X" BASE FLOOD ELEVATION "10"/"NOT-APPLICABLE"
 NOTE:
 FLOOD ZONE LINE PLACED ON SKETCH BY SCALING FROM MAP LISTED ABOVE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND REFERENCED FROM CITY OF HOLLYWOOD BENCH MARK 3 NAIL AND TAB LOCATED AT THE INTERSECTION OF 40th AVENUE AND ARTHUR STREET. ELEVATION = 9.15(1929 DATUM)

SPOT ELEVATION = x#.#

SURVEY BASED ON THE FOLLOWING INFORMATION

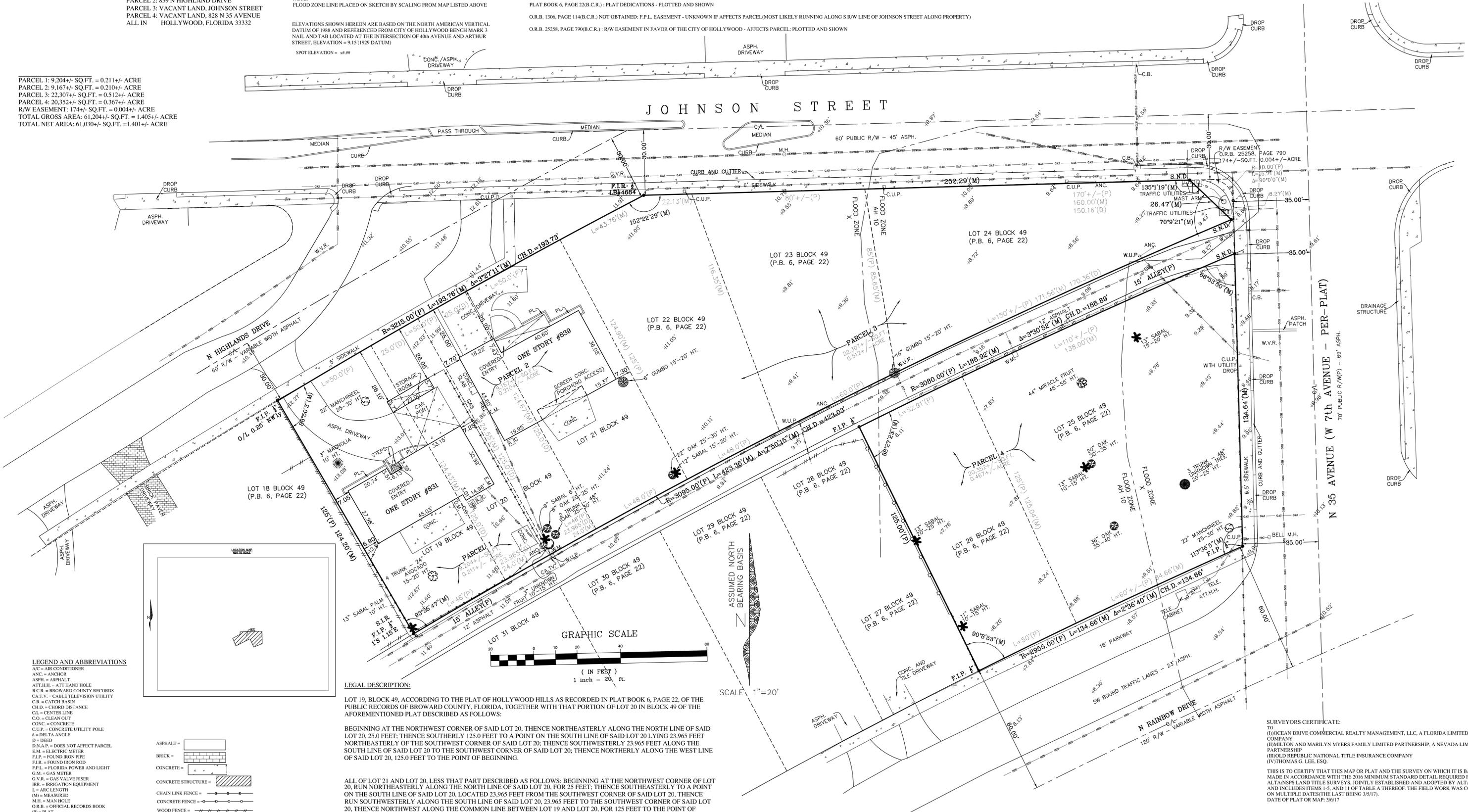
DATED: OCTOBER 11, 2018 11:00 PM
 PROVIDED BY: THOMAS G. LEE, ESQ.

PLAT BOOK 6, PAGE 22(B.C.R.) : PLAT DEDICATIONS - PLOTTED AND SHOWN

O.R.B. 1306, PAGE 114(B.C.R.) NOT OBTAINED: E.P.L. EASEMENT - UNKNOWN IF AFFECTS PARCEL(MOST LIKELY RUNNING ALONG S/R/W LINE OF JOHNSON STREET ALONG PROPERTY)

O.R.B. 25258, PAGE 790(B.C.R.) : R/W EASEMENT IN FAVOR OF THE CITY OF HOLLYWOOD - AFFECTS PARCEL: PLOTTED AND SHOWN

PARCEL 1: 9,204+/- SQ.FT. = 0.211+/- ACRE
 PARCEL 2: 9,167+/- SQ.FT. = 0.210+/- ACRE
 PARCEL 3: 22,307+/- SQ.FT. = 0.512+/- ACRE
 PARCEL 4: 20,352+/- SQ.FT. = 0.367+/- ACRE
 R/W EASEMENT: 174+/- SQ.FT. = 0.004+/- ACRE
 TOTAL GROSS AREA: 61,204+/- SQ.FT. = 1.405+/- ACRE
 TOTAL NET AREA: 61,030+/- SQ.FT. = 1.401+/- ACRE



LEGEND AND ABBREVIATIONS

- AC = AIR CONDITIONER
- ANC = ANCHOR
- ASPH = ASPHALT
- ATT.H.H. = ATT HAND HOLE
- B.C.R. = BROWARD COUNTY RECORDS
- CAT.V. = CABLE TELEVISION UTILITY
- C.B. = CATCH BASIN
- CH.D. = CHORD DISTANCE
- CL = CENTER LINE
- CO. = CLEAN OUT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- D = DEED
- D.N.A.P. = DOES NOT AFFECT PARCEL
- E.M. = ELECTRIC METER
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.P.L. = FLORIDA POWER AND LIGHT
- G.M. = GAS METER
- G.V.R. = GAS VALVE RISER
- IRR. = IRRIGATION EQUIPMENT
- L = ARC LENGTH
- M = MEASURED
- M.H. = MAN HOLE
- O.R.B. = OFFICIAL RECORDS BOOK
- P = PLAT
- P.B. = PLAT BOOK
- PL = PLASTER
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S.I.R. = SET 2" IRON ROD LB#7689
- S.N.D. = SET NAIL AND DISC LB#7689
- TELE. = TELECOMMUNICATIONS UTILITY
- W.M. = WATER METER
- W.U.P. = WOOD UTILITY POLE
- W.V.R. = WATER VALVE RISER

LEGAL DESCRIPTION:

LOT 19, BLOCK 49, ACCORDING TO THE PLAT OF HOLLYWOOD HILLS AS RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF LOT 20 IN BLOCK 49 OF THE AFOREMENTIONED PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 20, 25.0 FEET; THENCE SOUTHERLY 125.0 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20 LYING 23.965 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE SOUTHWESTERLY 23.965 FEET ALONG THE SOUTH LINE OF SAID LOT 20 TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 20, 125.0 FEET TO THE POINT OF BEGINNING.

ALL OF LOT 21 AND LOT 20, LESS THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 20, RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 20, FOR 25 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 20, LOCATED 23.965 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 20, THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 20, 23.965 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, THENCE NORTHWEST ALONG THE COMMON LINE BETWEEN LOT 19 AND LOT 20, FOR 125 FEET TO THE POINT OF BEGINNING, OF ALL OF THE ABOVE BEING PART OF BLOCK 39, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 22, 23 AND 24, BLOCK 49, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PREMISES ALSO KNOWN AS TRIANGULAR PARCEL EAST OF 839 NORTH HIGHLANDS DRIVE, HOLLYWOOD, FLORIDA.

LOTS 35 AND 26, BLOCK 49, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TREE NOTES:
 THE TREES AND INFORMATION ABOUT SUCH TREES, ARE LABELED HEREON TO THE BEST KNOWLEDGE OF THE SURVEYOR SHOWN HEREON. THE SURVEYOR IS NOT A LANDSCAPE ARCHITECT, BOTANIST, OR ARBORIST AND INFORMATION ABOUT SUCH TREES SHOULD BE VERIFIED BY A QUALIFIED INDIVIDUAL.

- ### SURVEY NOTES:
- THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTED BY THE SIGNING SURVEYOR WHEN COPIED BY OTHERS.
 - UNLESS OTHERWISE SHOWN HEREON RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT
 - UNLESS OTHERWISE SHOWN HEREON FOUND MONUMENTATION HAS NO IDENTIFICATION
 - FENCE OWNERSHIP IS NOT DETERMINED BY UNDERSIGNED, FENCE TIES ARE TAKEN TO THE CENTER OF THE FENCE, FENCE LINES MAY MEANDER ALONG PROPERTY LINES, FENCE LINES MAY BE SHOWN EXAGGERATED TO BETTER ILLUSTRATE WHERE THEY ARE LOCATED
 - SUBSURFACE FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY
 - SUBSURFACE UTILITY FEATURES WERE LOCATED AS SHOWN FOR THIS SURVEY, LOCATIONS OF EXISTING UNDERGROUND UTILITIES WERE OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS OF MARKED UTILITIES, THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE, ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS, THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT LOCATED WHERE SHOWN
 - SYMBOLS SHOWN ON THIS SURVEY MAY NOT BE DRAWN TO SCALE AND ARE SHOWN THIS WAY FOR ILLUSTRATIVE PURPOSES
 - THE LOCATION MAP SHOWN ON THIS SURVEY IS FOR ILLUSTRATIVE PURPOSES ONLY AND ANY ABBREVIATIONS AND SYMBOLS SHOWN MIGHT NOT BE NOTED ON THIS SURVEY
 - ABSTRACT OF OPINION OF TITLE HAS BEEN PROVIDED FOR THIS SURVEY AND IS REFERENCED HEREON, OTHER EASEMENTS AND/OR OTHER ENCUMBRANCES NOT ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THIS SKETCH
 - THIS IS NOT A VALID SURVEY WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS IN CHAPTER 54-1 OF THE FLORIDA ADMINISTRATIVE CODE-SUBCHAPTER 1 IN 7.500
 - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AS AN AID IN OBTAINING TITLE INSURANCE FOR THE CERTIFIED HEREON, NO OTHER WARRANTIES ARE HEREBY EXTENDED OR GRANTED

SURVEYORS CERTIFICATE:
 TO: (O)CEAN DRIVE COMMERCIAL REALTY MANAGEMENT, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY
 (M)MILTON AND MARILYN MYERS FAMILY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
 (H)OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 (V)THOMAS G. LEE, ESQ.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIRED FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MULTIPLE DATES (THE LAST BEING 3/5/17).
 DATE OF PLAT OR MAP: 3/6/17

HENRY A. JOHNSTON P.L.S.#6843
 JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
 7081 TAFT ST. #160
 HOLLYWOOD, FL 33024
 PHONE: 954-296-9516
 WEB: WWW.JJSURVEYING.COM

12/11/18

ADDED TREES 12/11/18
 CURB CUTS AND MISCELLANEOUS REVISIONS 9/27/17
 JOB#16-01-007ALTA#6